

# ZC 15-07

## Consolidated PUD

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Referred by Zoning Commission of the District of Columbia

Approval of Comments

**Commission meeting date:** November 5, 2015

**NCPC review authority:** Approval of Comments to the Zoning Commission of the District of Columbia (40 U.S.C. § 8724(a) and DC Code § 2-1006(a))

**Applicant request:** Approval of report to the Zoning Commission of the District of Columbia

**Delegated / consent / open / executive session:** Delegated

**NCPC Review Officer:** J. Hinkle

**NCPC File number:** ZC 15-07

## **Project summary:**

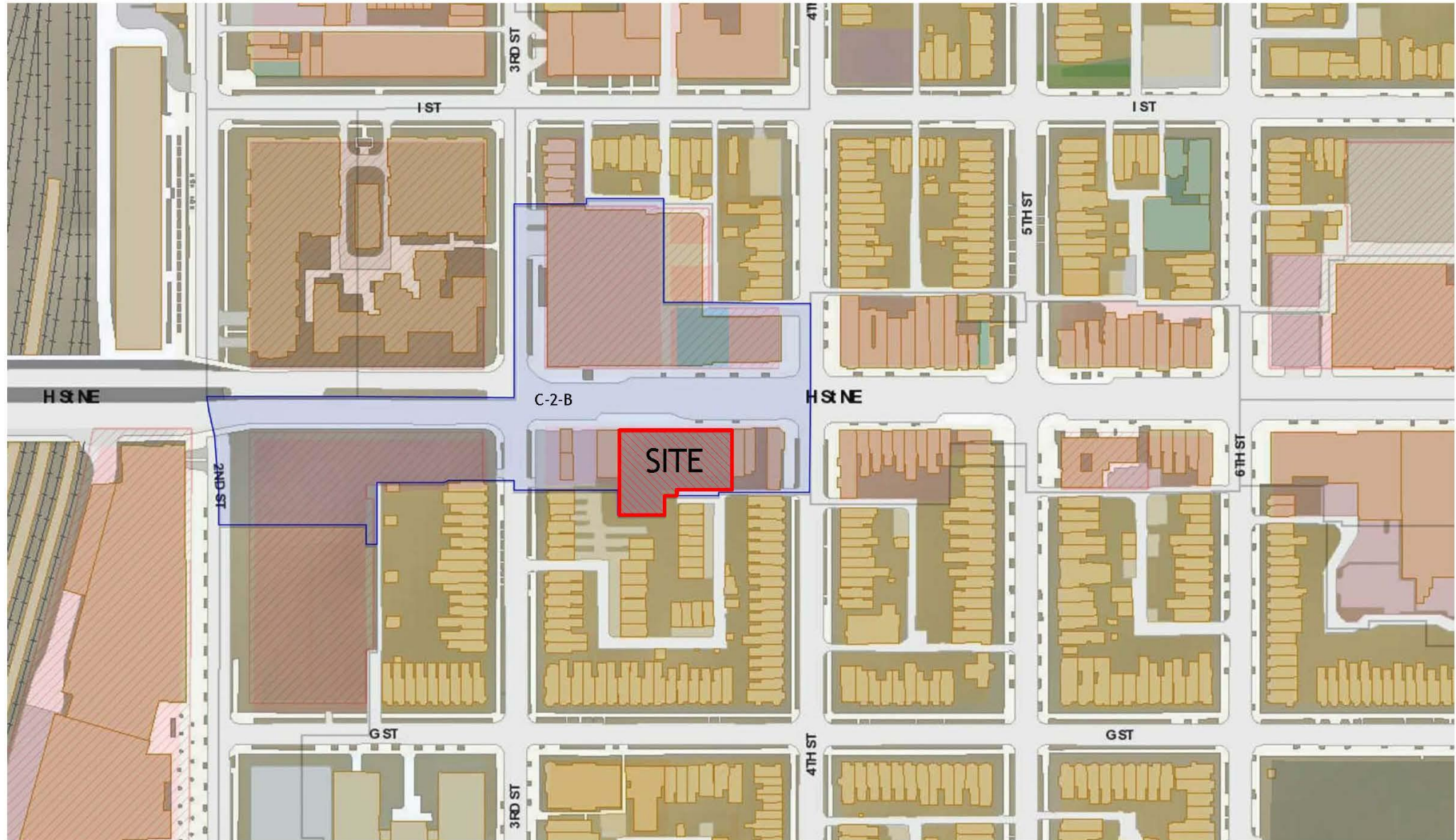
The Zoning Commission of the District of Columbia is considering a proposed action to approve a consolidated PUD at 315 H Street NE in the C-2-B/HS-H District to permit redevelopment of the combined lots with an eight-story mixed-use, building consisting of (per the Office of Planning report):

- 105 to 135 residential units on 7 stories above ground floor retail;
- An overall density of 6.0 FAR, with lot occupancy of 76% (residential) (82% retail); and
- 30 residential parking spaces on one level below grade.

Flexibility is also requested for the following requirements:

- a. §§ 411.2 and 770.6(a) Roof Structure - To allow a penthouse not meeting the 1:1 setback requirement with a single enclosure; and the penthouse to include a residential unit, pending the adoption of penthouse regulations to permit habitable space in the penthouse (ZC 14-13);
- b. § 774 Rear Yard (15 feet required, 10 feet proposed);
- c. § 2101 Parking (45 residential spaces and 5 retail spaces required; 30 residential spaces, 0 retail spaces proposed);
- d. § 2201 Loading - To allow a residential loading berth (1 @ 55 feet required: 1@24 feet proposed); and off-site commercial loading in a permitted loading area on 4th Street NE.
- e. § 1302.4 - To allow less than the required 50% of the ground level gross floor area to designated retail uses - 48.76% proposed.
- f. § 772.1 Lot Occupancy (80% max. permitted; 82% proposed on ground level)

A PUD-related map amendment is not requested.



1 : Vicinity and Zoning Map

315 H Street, NE  
Washington, DC

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Vicinity and Zoning Map

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**A0.1**



1 : H Street View A - from North East

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Building & Contextual Perspectives

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A4.1

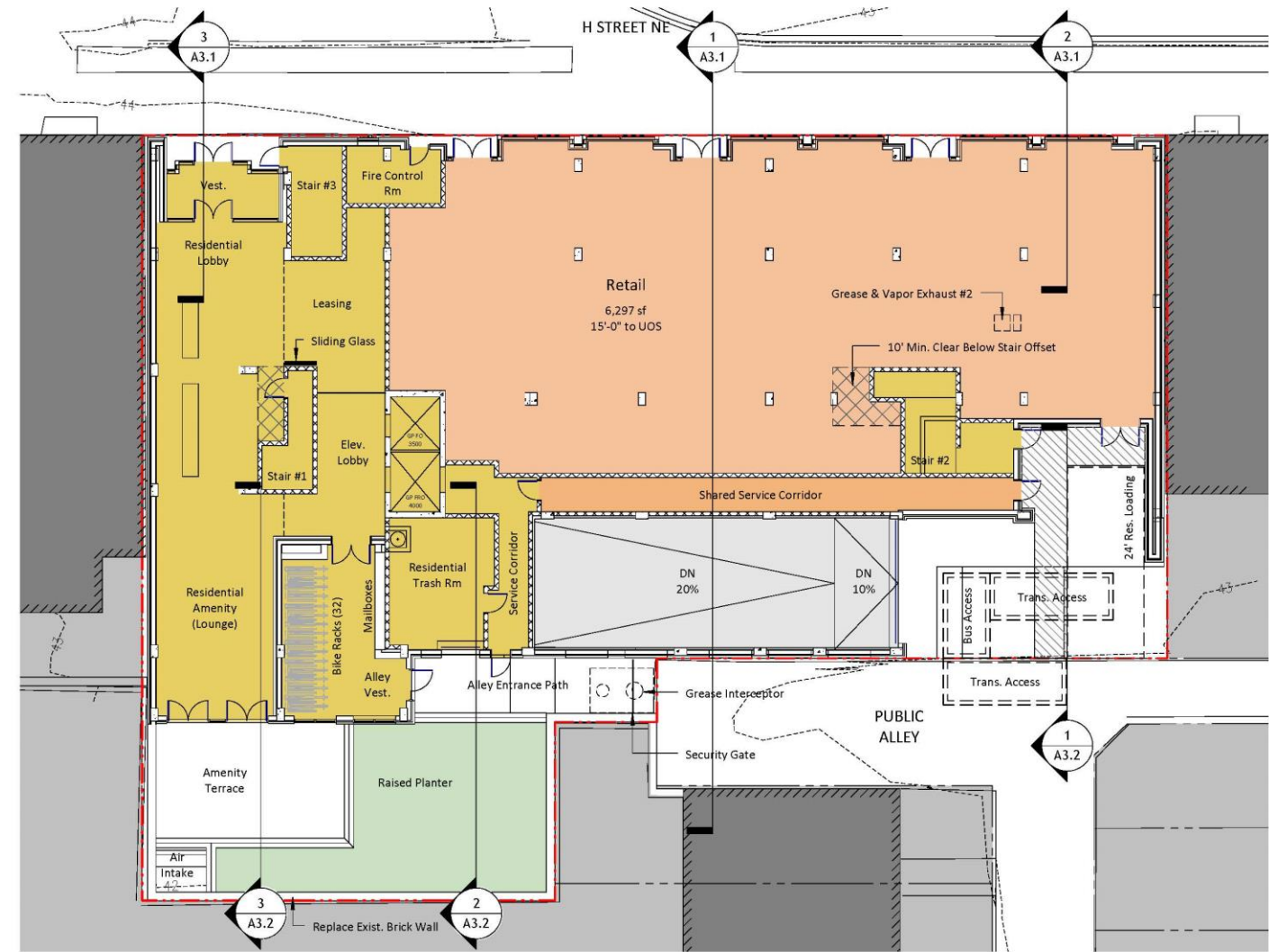




1 : Townhome Mews View A - from South West



2 : Public Alley View A - from South East



1 : Ground Level (1st)

315 H Street, NE  
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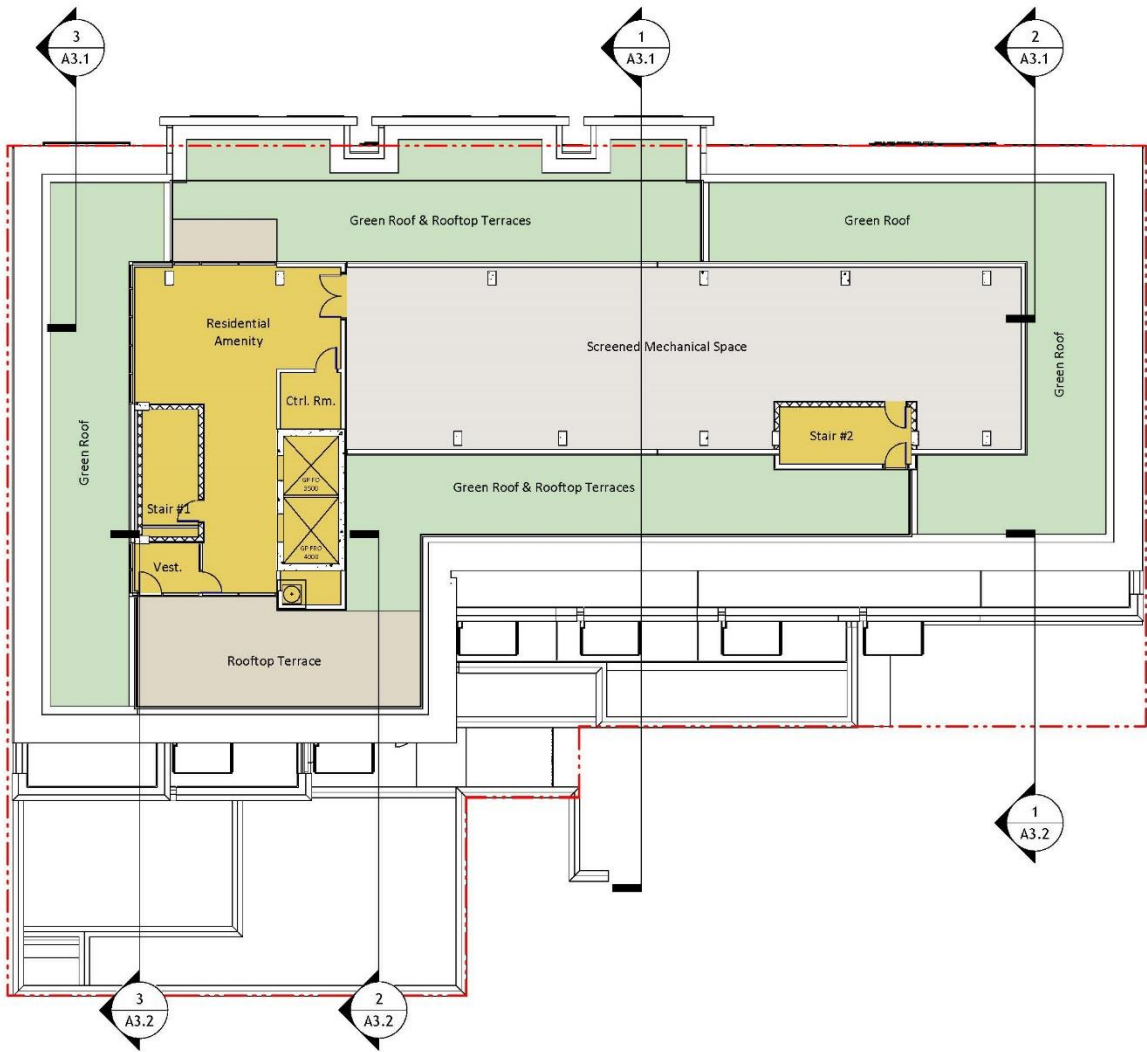
Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.



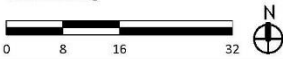
Ground Level Plan  
1/16" = 1'-0"

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A1.3



Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.



**1 : Penthouse Level**

315 H Street, NE  
Washington, DC

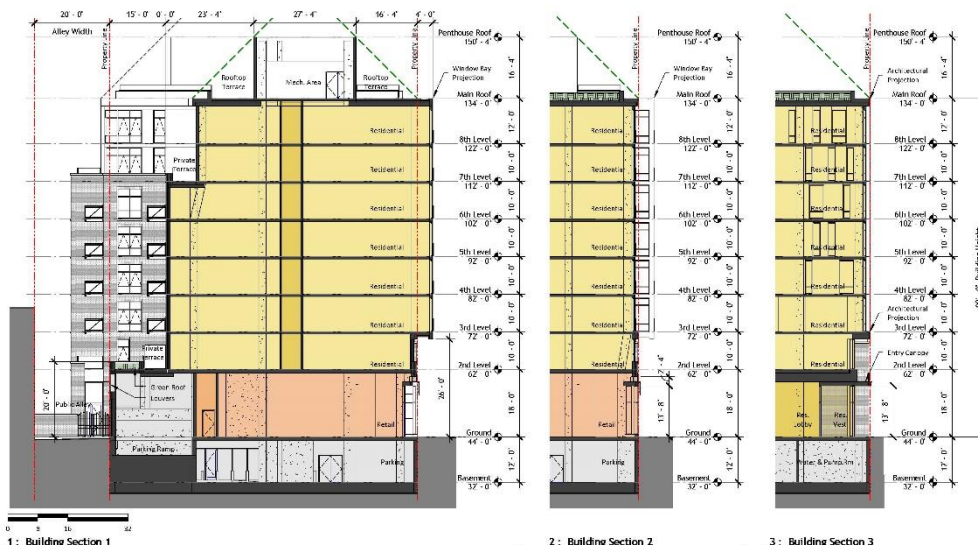
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Penthouse Level Plan  
1/16" = 1'-0"  
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A1.7



# Penthouse setbacks (conform to Height Act)



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Building Sections  
1/16" = 1'-0"  
hard | coplan | machi A3.1



315 H Street, NE  
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Building Sections  
1/16" = 1'-0"  
hard | coplan | machi A3.2





Material Legend

- 1 Brick #1 : Boral Old Madison Modular
- 2 Brick #2 : Boral Spanish Moss Modular
- 3 Fiber Cement Panels #1 : Mineralite HD
- 4 Fiber Cement Panels #2 : Nichiha Illuminations Series
- 5 High-Pressure Laminate Panel #1 : Trespa Rustled Brown
- 6 High-Pressure Laminate Panel #2 : Trespa Graphite Grey
- 7 Metal Panel : Custom Color
- 8 Aluminum Storefront
- 9 Aluminum Doors and Windows
- 10 Aluminum Balcony and Rail
- 11 Metal Framed Glass Rail
- 12 Steel Channel : Custom Color
- 13 Steel Signage Support : Custom Color
- 14 Colling Door
- 15 Hollow Metal Door
- 16 Aluminum Louver
- 17 Brick Privacy Wall
- 18 Soil
- 19 Natural Accent Stone : Celia Beige Limestone

1 : North Elevation - H Street  
315 H Street, NE  
Washington, DC  
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North Building Elevation  
As indicated  
A2.1  
hord | coplan | mach



Material Legend

- 1 Brick #1 : Boral Old Madison Modular
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- 19 Natural Accent Stone : Celia Beige Limestone

1 : South Elevation  
315 H Street, NE  
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South Building Elevation  
As indicated  
A2.2  
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